

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved traffic impact analysis (TIA) is required. Please see attached Road review sheet (comment No. 1) for requirements.



Prepared by Phoenix Khoury

TR82159L\_REV4\_RPPL2019000320.doc

<http://planning.lacounty.gov/case/view/2019-000181>

Phone (626) 458-4921

Date 06-02-2020

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 082159 (Rev)

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TENTATIVE MAP DATED 05-12-2020  
EXHIBIT MAP DATED 05-12-2020

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved traffic impact analysis (TIA) is required prior to approval of the tentative map. The applicant shall submit a TIA report to Traffic Safety and Mobility Division for review and approval. Contact Kent Tsujii at 626-300-4667 for more information.

Prepared by Joseph Nguyen *fn*

tr82159r-rev4

Phone (626) 458-4921

Date 05-27-2020

LOS ANGELES COUNTY PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 82159 (Rev.)

1/1

TENTATIVE MAP DATED 05-12-2020  
EXHIBIT A DATED 05-12-2020

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by Phoenix Khoury

Phone (626) 458-4921

Date 06-02-2020

TR82159L\_REV4\_RPPL2019000320.doc

<http://planning.lacounty.gov/case/view/2019-000181>

The following reports consisting of \_\_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract map, submit to the Director of Public Works a notarized affidavit, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 082159

TENTATIVE MAP DATE: 05/12/2020

EXHIBIT A DATE: 05/12/2020

## HYDROLOGY UNIT CONDITIONS OF APPROVAL

### Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/29/2020, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'AM'.

ALEX MIKHAILPOOR

Date: 05/19/2020

Phone: (626) 458-4921

PCA LX001129 / A866  
EPIC LA: RPPL2019000320  
ESTU2019000031

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET

Sheet 1 of 1

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract	82159	Tentative Map Dated	5/12/20 (Map/Exhibit)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	78,710 yd <sup>3</sup>	Location	Hacienda Heights		
Geologist	LGC Geotechnical	Subdivider	Lennar Homes		
Soils Engineer	LGC Geotechnical	Engineer/Arch.	Hunsaker & Associates		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: 3/12/18

References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

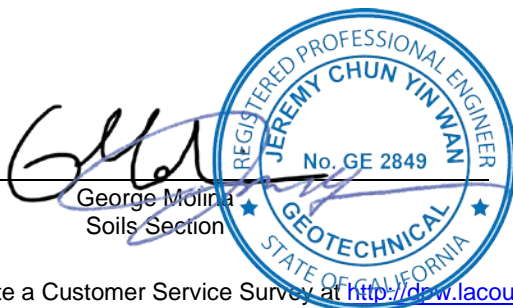
A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.

B. ON-SITE SOILS ARE CORROSIVE TO CONCRETE STRUCTURES.

PER THE SOILS ENGINEER:

C. INFILTRATION OF STORM WATER AT THE SITE IS DEEMED UNFEASIBLE.

Prepared by



Date 06/02/2020

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

\\pw01\pwpublic\gmedpub\Development Review\Combined Reviews\Tracts and Parcels\82159, La Puente, 2020-06-02, TM-6\_A.docx

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
3. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 6/1/2020 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate corner cutoffs at all streets including private drives intersections along the property frontage to accommodate an ADD conforming standard curb ramps (Use Caltrans Standard Plan A88A, Case A) to the satisfaction of Public Works.
2. Construct (or reconstruct) curb ramps at all streets including private drives intersections along the property frontage to the satisfaction of Public Works.
3. Construct sidewalk on base along the property frontage on Folger Street, Hinnen Avenue and Glenelder Avenue to the satisfaction of Public Works. Provide 6-inch gap between the sidewalk and the property lines.
4. Rehabilitate pavement of Hinnen Avenue, Folger Street and Glenelder Avenue along the property frontage. The applicant shall submit a revised traffic index, and a material report to justify his/her proposal.
5. Reconstruct or modify all non-ADA conforming curb ramps on Folger Street, Hinnen Avenue, and Glenelder Avenue to the satisfaction of Public Works.
6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Hinnen Avenue, Folger Street and Glenelder Avenue to the satisfaction of Public Works.
7. Construct new driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
8. Repair any displaced, broken, or damaged improvements damaged during construction to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Folger Street, Hinnen Avenue, and Glenelder Avenue to the satisfaction of Public Works. Provide irrigation for the said trees.
10. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.
11. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, along the property frontage to the satisfaction of Public Works.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
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TENTATIVE MAP DATED 05-12-2020  
EXHIBIT MAP DATED 05-12-2020

12. Install postal delivery receptacles in groups to serve two or more residential parcels.
13. Comply with street lighting conditions stated in the attached letter dated February 25, 2019 to the satisfaction of Public Works.
14. Comply to all mitigation measures dictated by the approved traffic study to the satisfaction of Public Works.

Prepared by Joseph Nguyen  
tr82159r-rev4

*fn*

Phone (626) 458-4921

Date 05-27-2020

**LOS ANGELES COUNTY  
PUBLIC WORKS  
TRAFFIC AND LIGHTING DIVISION  
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW  
STREET LIGHTING REQUIREMENTS**

Date: 2/25/19

TO: Jose Suarez  
Project Entitlement & CEQA Section  
Land Development Division

Attention Kevin Godoy

FROM: Inez Yeung  
Street Lighting Section  
Traffic Safety and Mobility Division


Prepared by Sarah Haque

**STREET LIGHTING REQUIREMENTS**

**RPPL2019000320 TR 82159 16234 FOLGER STREET**

☐ Provide streetlights on concrete poles with underground wiring on all streets and highways within \_\_\_\_\_ and around to the satisfaction of Public Works or as modified by Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

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 ☒ Provide streetlights on concrete poles with underground wiring along the property frontage on Folger Street, Hinnen Ave, and Glenelder Ave to the satisfaction of Public Works or as modified by Public Works. The streetlights shall be designed as a County owned and maintained (LS-3) system. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

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☐ Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

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☐ Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on \_\_\_\_\_ with fixtures acceptable to Southern California Edison and to the satisfaction of Public Works or as modified by Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**


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☐ Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on \_\_\_\_\_ to the satisfaction of Public Works or as modified by Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.**

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☐ New streetlights are not required.

## ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- ☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- ☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- ☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
-  ☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

## CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building/lot/parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall install separate house laterals to the existing sewer main line sewers to serve each building/lot/parcel in the land division.
3. A sewer area study for the proposed subdivision (PC12438AS, dated 07-17-2019) was reviewed and approved. A Will Serve letter from the County Sanitation Districts indicating adequate capacity exists in the trunk line was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements. (For sewers not located within public R/W)
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – WATER

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TRACT NO. 82159 (Rev.)

TENTATIVE MAP DATED 05-12-2020  
EXHIBIT "A" MAP DATED 05-12-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The will serve letter issued by "Suburban Water Systems", dated November 20, 2019 will expire on November 20, 2020 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

**Prior to obtaining the building permit from the Building and Safety Office:**

3. Submit landscape and water efficient plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Tony Khalkhali  
tr82159w-rev4.doc 

Phone (626) 458-4921

Update Date 06-01-2020